

MONO COUNTY PLANNING COMMISSION

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Adopted Minutes

April 17, 2025 9:00 a.m.
Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

Zoom: <https://monocounty.zoom.us/j/84464537336>

COMMISSIONERS: Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush

STAFF: Heidi Willson, planning commission clerk; Brent Calloway, assistant director; Emily Fox, County Counsel; Erin Bauer, planning analyst; Wendy Sugimura, director

PUBLIC: Heidi Vetter, Mike Aragon, Lynn Monteverde

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda
No public Comment

3. CONSENT AGENDA ITEMS

- A. Review and adopt minutes of March 20, 2025

Motion: Approve minutes as presented.

Bush motion; Lagomarsini second.

Roll-call vote – Ayes: Robertson, Lagomarsini, Bush, Lizza. Absent: Fogg.

Motion Passes 4-0 with one Absent.

4. PUBLIC HEARING

- A. **No earlier than 9:00 a.m. Consider denial of Use Permit 25-002/Monteverde Short-Term**

Rental. The applicant proposes transient rental of a duplex located at 67 South Crawford Avenue in June Lake (APN #015-113-059-000), with a combined maximum occupancy of twelve persons and five vehicles per night. The 0.14-acre property has a Land Use Designation of Commercial (C). If denied, the applicant may not rent either residential unit for less than 30 consecutive days. Denied projects are exempt from the California Environmental Quality Act (CEQA). *Staff: Erin Bauer.*

- Bauer gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:30 am.
- Vetter, Aragon, and Monteverde gave public comment. Four written public comments were received and distributed prior to the hearing.

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- Public Hearing Closed at 9:40 am.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.
- Public Hearing re-opened at 9:50 am
- Commissioner Bush asked the applicant about the cost estimate of the repair that will be required to update the building.
- Applicant discussed the bids that he received to repair the building.
- Vetter provided an additional public comment.
- Public Hearing closed at 9:54 am
- Sugimura read into the record Commissioner Fogg's letter as part of Commission deliberation.
- Public Hearing re-opened at 10:17 am
- Vetter provided additional information.
- Public Hearing closed 10:18 am

Motion: Determine that the required findings C and D cannot be made as contained in the staff report; deny Use Permit 25-001; and find that the project qualifies as an exemption under the California Environmental Quality Act §15270.

Lizza motion; Robertson second.

Roll-call vote – Ayes: Robertson Lizza. Nay: Bush, Lagomarsini. Absent: Fogg.

Motion Denied 2-2 with one absent.

Motion: Find that the project qualifies as a Categorical Exemption under the California Environmental Quality Act §15301 and instruct staff to file a Notice of Exemption; determine that the required findings can be made as provided in the staff report; and approve Use Permit 25-002 subject to the Conditions of Approval.

Bush motion; Lagomarsini second.

Roll-call vote – Ayes: Bush, Lagomarsini. Nay: Robertson Lizza. Absent: Fogg.

Motion Denied 2-2 with one absent.

5. WORKSHOP

No items

6. REPORTS

A. Director

- Sugimura gave an overview of the provided directors report.

B. Commissioners

- No Commissioners provided a report.

7. ADJOURN at 10:35 am to scheduled Special Meeting on May 15, 2025, at 9:00 am.

NOTE: Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission. For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.